



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

ADDENDUM A
Staff Report: Z-18-15-2
July 10, 2014

Paradise Valley Village Planning Committee Meeting Date	July 13, 2015
Planning Commission Date	August 11, 2015
Request From:	S-1 DVAO (6.35 acres)
Request To:	CP/GCP DVAO (6.35 acres)
Proposed Use	Multi-tenant office/warehouse suites
Location	Northeast corner of 22 nd Street and Quail Avenue
Owner	Quail Equities
Applicant/Representative	Taylor Earl, Earl, Curley & Lagarde, P.C.
Staff Recommendation	Approval, subject to stipulations

The applicant has provided an updated landscape plan and building elevations to address comments made by staff during the review process. Stipulation 2 has been updated to reflect the revised landscape plan and building elevations date stamped July 10, 2015. The original Stipulation 3, addressing typical elevations, has been removed since general conformance to the building elevations is now incorporated in Stipulation 2.

Staff is supportive of the updated landscape plan and building elevations and recommends approval based on the modified stipulations below.

Revised Stipulations

1. The development shall be in general conformance with the site plan date stamped June 25, 2015, except as modified by the following stipulations and as approved by the Planning and Development Department.
2. The development shall be in general conformance with the landscape plan AND ELEVATIONS date stamped ~~April 15, 2015~~ JULY 10, 2015, as approved by the Planning and Development Department., and modified as follows:
 - a. ~~Trees within the required landscape setbacks abutting residential zoning shall consist of minimum two (2) inch caliper trees.~~
3. ~~All buildings shall contain architectural embellishments and detailing such as textural changes, offsets, recesses, variation in window size and location, and/or~~

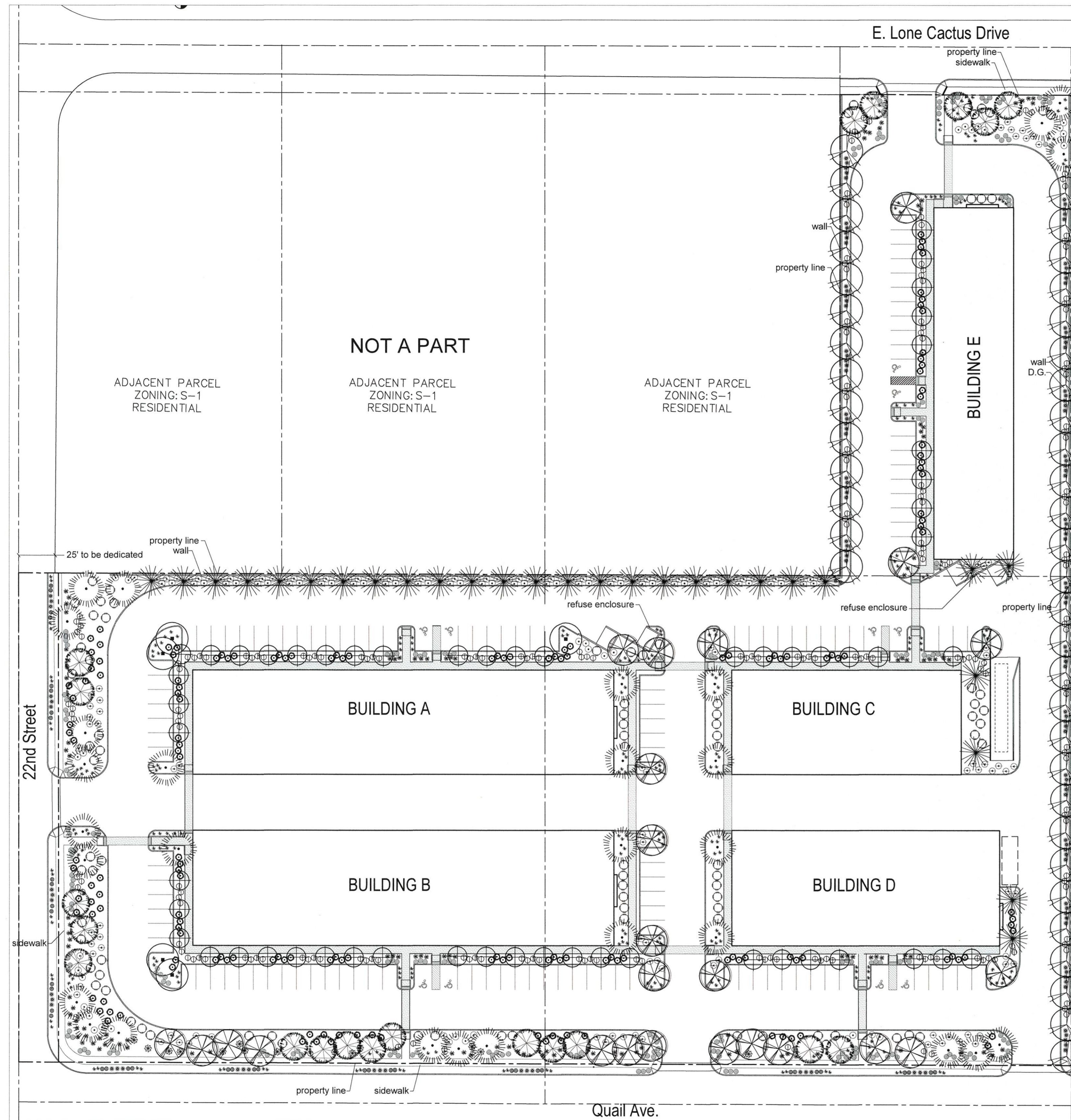
~~other overhang canopies, as shown on the typical elevations date stamped April 15, 2015, as approved by the Planning and Development Department.~~

4. 3. The driveway access along 22nd Street shall be restricted to right-in/left-out only, as approved by the Planning and Development Department.
5. 4. Right-of-way totaling 25 feet shall be dedicated for the east half of 22nd Street as approved by the Planning and Development Department.
6. 5. The developer shall construct all streets adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscaping and other incidentals as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
7. 6. The property owner shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of Phoenix Deer Valley Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.

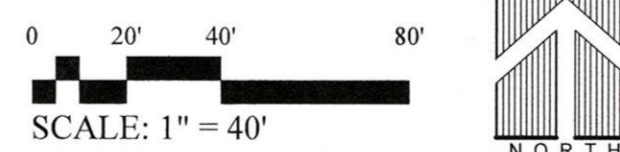
Attachments

Revised Landscape Plan (date stamped July 10, 2015)

Elevations (date stamped July 10, 2015)



PRELIMINARY LANDSCAPE PLAN



LANDSCAPE LEGEND

ALL TREES TO MEET OR EXCEED A.N.A. SPECIFICATIONS (U.O.N. - UNLESS OTHERWISE NOTED)

* TREES		SIZE
	Parkinsonia florida	2" Caliper
	Blue Palo Verde	Matching, Standard
	Parkinsonia "Hybrid"	2" Caliper (upright form)
	Desert Museum	Matching, Standard
	Caesalpinia mexicana	1" Caliper
	Mexican Bird of Paradise	Matching, Multi-trunk
	Acacia stenophylla	2" Caliper
	Shoestring Acacia	Matching, Standard
	Prosopis alba "Crown Jewel"	2" Caliper
	Hybrid-Thornless Crown Jewel	Matching, Standard
	Dalbergia "Indian Rosewood"	2" Caliper
	Indian Rosewood Tree	Matching, Standard
	Ulmus parvifolia	2" Caliper
	Evergreen Elm	Matching, Standard
SHRUBS		SIZE
	Leucophyllum frutescens "Compacta"	5 Gallon
	Compact Sage	
	Nerium oleander "Petite Pink"	5 Gallon
	Petite Pink Oleander	
	Dasyliroon wheeleri	5 Gallon
	Desert Spoon	
	Hesperaloe parviflora "Yellow"	5 Gallon
	Yellow Yucca	
	Eremophila "Valentine"	5 Gallon
	Valentine Bush	
	Hesperaloe funifera	5 Gallon
	Giant Hesperaloe	
	Caesalpinia mexicana	5 Gallon
	Mexican Bird of Paradise	
	Agave murpheyi	5 Gallon
	Murphey's Agave	
	Tecoma stans "Orange Jubilee"	5 Gallon
	Orange Jubilee	
	Agave geminiflora	5 Gallon
	Twin-Flowered Agave	
GROUND COVER		SIZE
	Erenophylla glabra "Mingenew Gold"	5 Gallon
	Outback Sunrise Emu	
	Lantana Montevidensis	1 Gallon
	Gold Mound & Purple Trailing Lantana	50/50 mix
	Decomposed Granite 3/4" SELECT Express Gold	
2" thickness in all landscape areas. Submit samples to LA for approval		

* total tree size quantity 60% 2" caliper, 40% 1" caliper.

GENERAL LANDSCAPE NOTES:

- All single and multi-trunk trees shall meet caliper minimum at time of installation. Tree calipers for standard (single) trunk trees shall be measured at the widest point within the first four (4) to six (6) inches above the soil line, for trees with four (4) inch caliper and less; and six (6) to twelve (12) inches for trees greater than four (4) inch caliper. Tree caliper for multi-trunk trees shall be measured at the widest point within the first six (6) inches above origination point of the second largest trunk or six (6) inches above ground if all trunks originate from the soil. Caliper of multiple trunk trees shall be determined by taking the average caliper of it's two (2) largest trunks.
- Tree caliper and height shall govern over any other planting size information provided on the drawings. Trees specified by container sizes only shall not be accepted.
- The Property Owner and/or lessee shall be responsible to install/maintain all landscaping within the Right-of-Way. All landscaping shall be maintained as approved on the the Landscape Maintenance Schedule (see attached).
- A three (3) foot clear space is required around all fire suppression equipment. No plants may be installed that will encroach upon this clear space when mature.
- Plantings within any site visibility easement shall be maintained so that no limbs hang lower than seven (7) feet and shrubs or other plants planted within any sight visibility easement shall be no taller than two (2) feet at full growth.

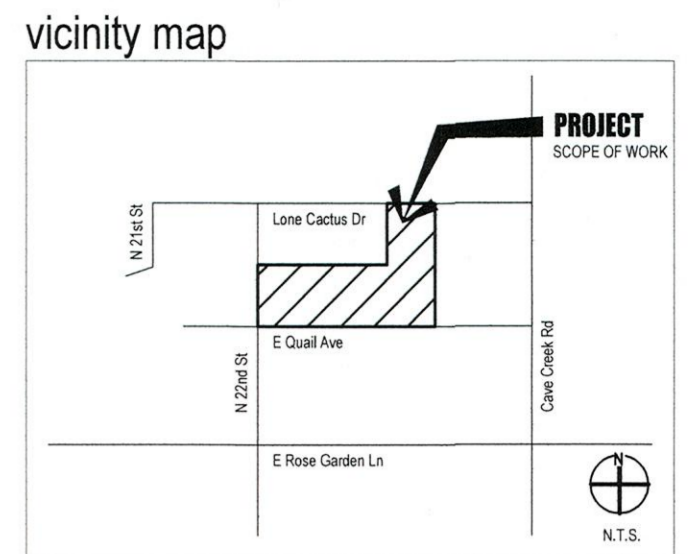
BLDG. FOUNDATION PLANTING & IRRIGATION NOTE:

- Positive drainage of a minimum of 5% needs to be maintained from building exterior wall for a minimum of 10'.
- NO irrigated plant materials are to be planted in the first 3' next to Building. Between 3' and 5', only landscape materials that can be irrigated with a MAXIMUM of 1 GPH. NO emitters are to be located between the Buildings and the Plant material.
- Any Plant Material requiring greater than 1 GPH irrigation, including turf and annuals, shall be at least 5' from outside of face of building.
- ALL irrigation lines, other than those supplying individual emitters, shall not be placed closer than 5' to Building.
- NO large trees are to be planted within a minimum of 10' from Buildings. Small patio trees with canopies of 10' or less may be planted at least 5 feet away from Buildings. Tree roots are to be discouraged to grow under Building Foundations.

PROJECT INFO

EXISTING SITE INFORMATION:	
Current Lot Net Area:	245,545 SF
Current Land Use:	Plant Nursery
Current Zoning:	S-1
SITE REZONING INFORMATION:	
Proposed Rezoning:	General Commerce Park
Proposed Land Use:	Commerce Park
Proposed Lot Sales:	None
Lot Net Area:	237,874 SF*
Gross Building Area:	68,760 SF
Lot Coverage:	28.9%*
Floor Area Ratio	.289
Building Height	1-story, 21' +/-
Required Parking:	
30% Office(1/300):	
20628 SF/ 300	68.8 Spaces
70% Warehouse(1/1000):	
48132 SF/ 1000	48.1 Spaces
Total Req. Parking:	117 Spaces
Parking Show:	132 Spaces

* Numbers reflect property line alterations after dedication to the City of Phoenix and the tying together of parcels



LASKIN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
67 E. Weldon Ave.
Suite 230
Phoenix, Arizona 85012
P (602) 840-7771
F (602) 840-8021
www.laskindesign.com

cornwell at quail ave

Quail Ave & 22nd Street
Phoenix, Arizona

DR.01

March 11, 2015

This drawing is an instrument of service and the property of Creo Architects. This drawing shall not be reproduced, modified, changed, or copied in any form or manner, nor assigned to any third party without written permission and consent of the architect. Notice of Extended Payment Provisions: This contract allows the owner to make payment within thirty (30) days after certification and approval of billings and estimates.

CITY OF PHOENIX

JUL 10 2015

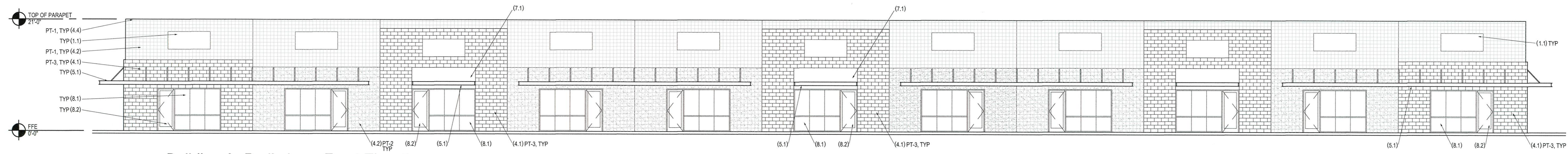
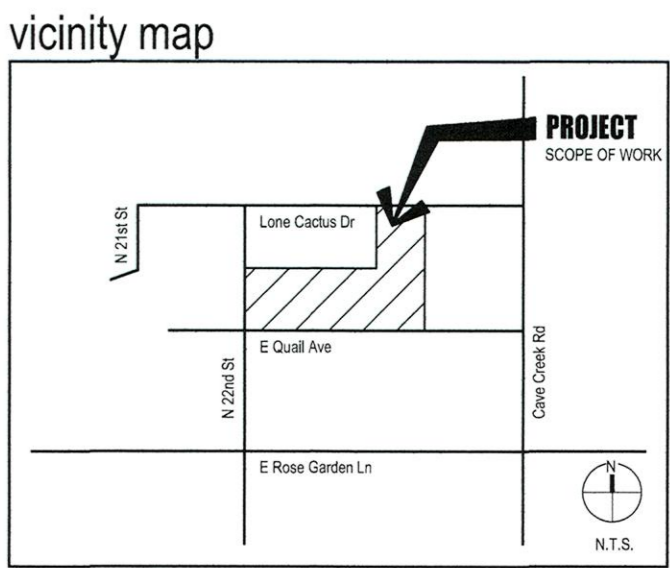
Planning & Development
Department

creo ARCHITECTS

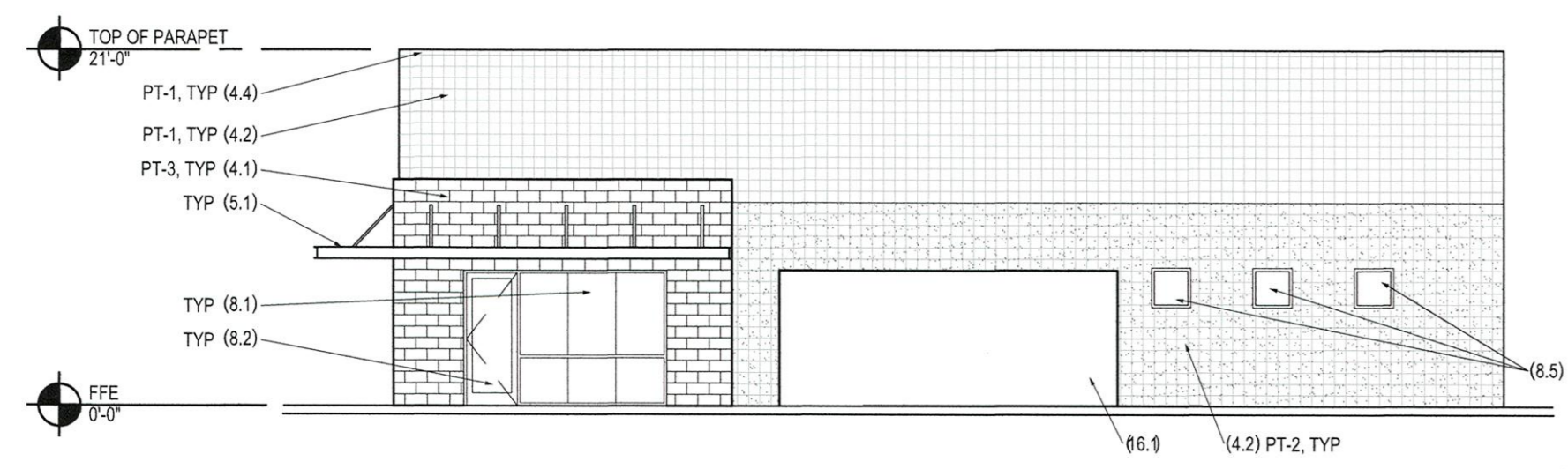
2716 north 16th street
phoenix arizona 85006
602.279.0141
602.279.0222 fax



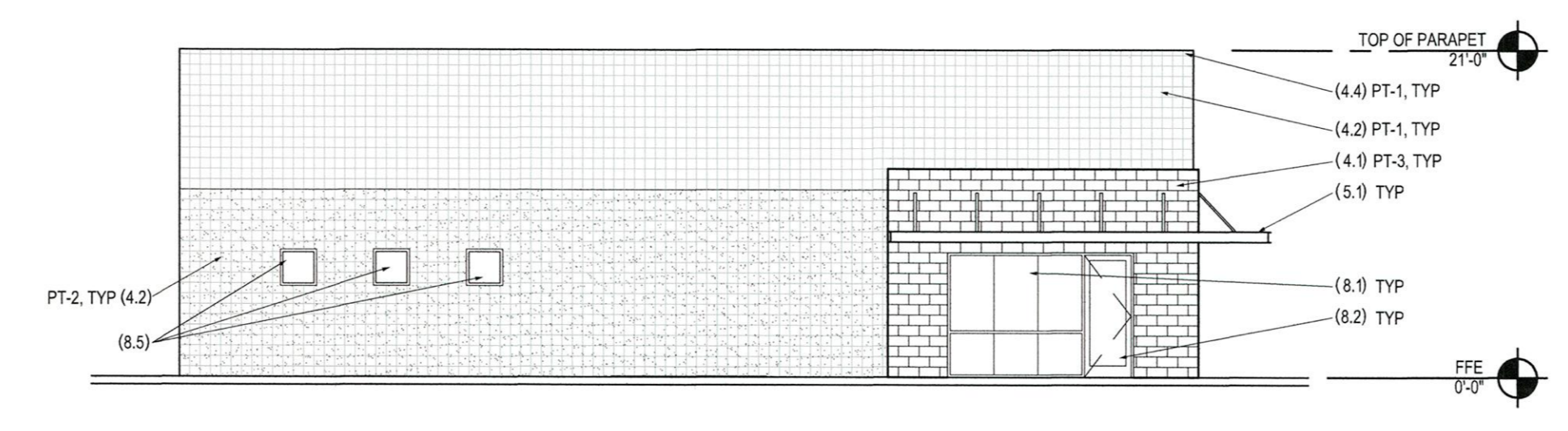
no. 2014026



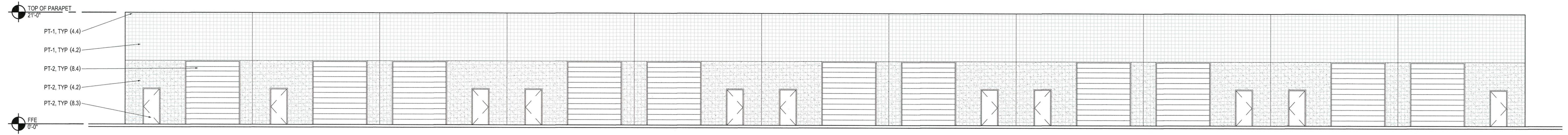
1 Building A- Preliminary Front Elevation
scale: 1" = 10'-0"



2 Building A- Preliminary Side Elevation
scale: 1" = 10'-0"



3 Building A- Preliminary Side Elevation
scale: 1" = 10'-0"



4 Building A- Preliminary Rear Elevation
scale: 1" = 10'-0"

Building A Elevations
scale: as noted on plan

cornwell at quail ave

Quail Ave & 22nd Street
Phoenix, Arizona

developed for Cornwell Corporation
14851 N Scottsdale Road
Suite 203
Scottsdale, AZ 85254
(480) 951-1212
(480) 951-3027 fax

ELEVATION GENERAL NOTES:
THE FRONT AND REAR ELEVATIONS WILL MOST LIKELY
NEED TO HAVE A STEP TO ACCOMMODATE SITE GRADING.

- ELEVATION KEYNOTES:
- 1.1 FUTURE SIGNAGE
 - 4.1 12" SPLIT FACE CMU, PAINTED
 - 4.2 8" CENTER SCORED, STACKED CMU, PAINTED
 - 4.3 NOT USED
 - 4.4 4" CENTER SCORED SOLID CAP BLOCK, PAINTED
 - 5.1 PAINTED MTL CANOPY
 - 7.1 SYNTHETIC STUCCO OVER 1" FOAM
 - 8.1 ALUMINUM FRAME ENTRY WINDOW WALL
 - 8.2 ALUMINUM DOOR & FRAME
 - 8.3 HM DOOR & FRAME
 - 8.4 10' x 12' ROLLUP DOOR
 - 8.5 ALUMINUM FRAME WINDOW
 - 16.1 EXTERIOR SES LOCATION

July 10, 2015

This drawing is an instrument of service and the property of Creo Architects. This drawing shall not be reproduced, reduced, changed, or copied in any form or manner, nor assigned to any third party without written permission and consent of the architect.

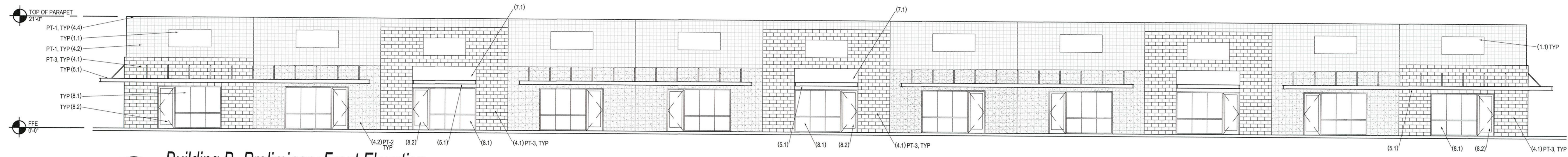
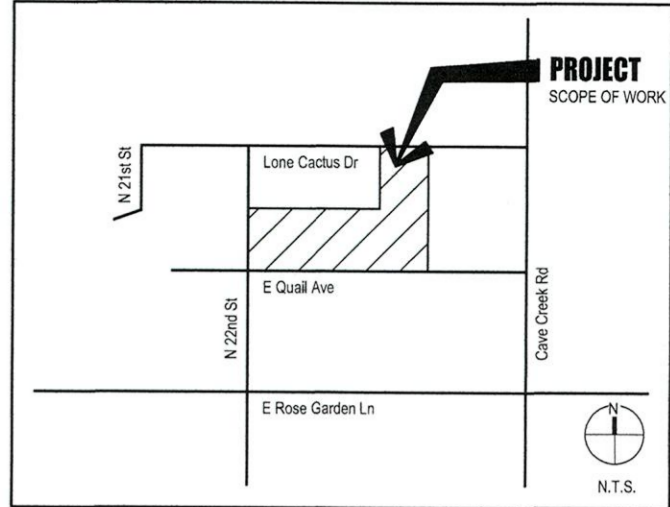
Notice of Extended Payment Provisions: This contract allows the owner to make payment within thirty (30) days after certification and approval of billings and estimates.



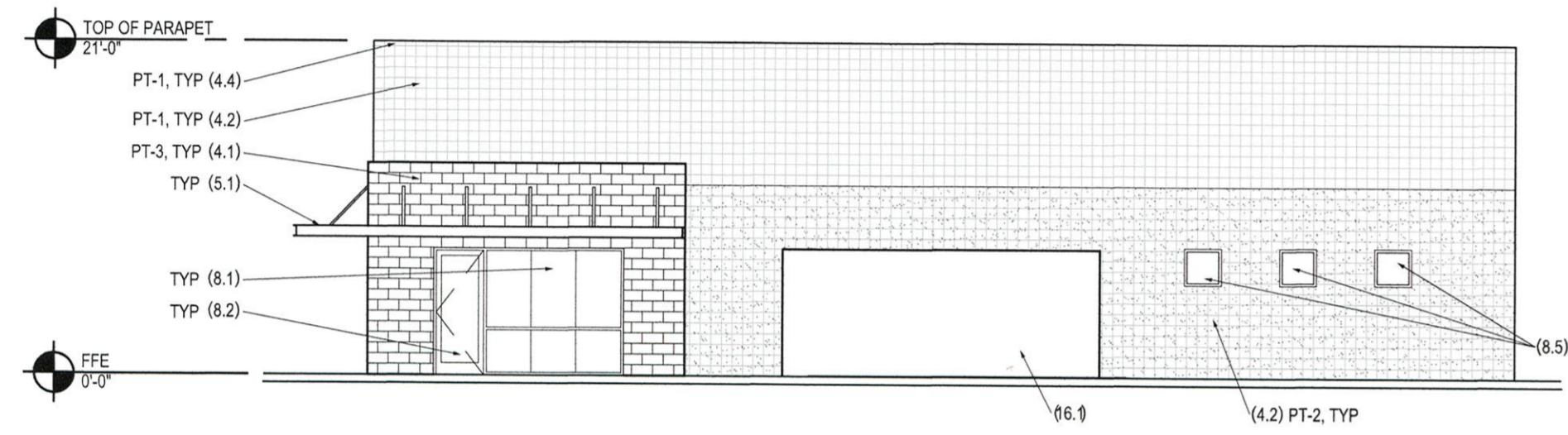
CITY OF PHOENIX
JUL 10 2015
Planning & Development
Department

creo ARCHITECTS
2716 north 16th street
phoenix arizona 85006
602.279.0141
602.279.0222 fax

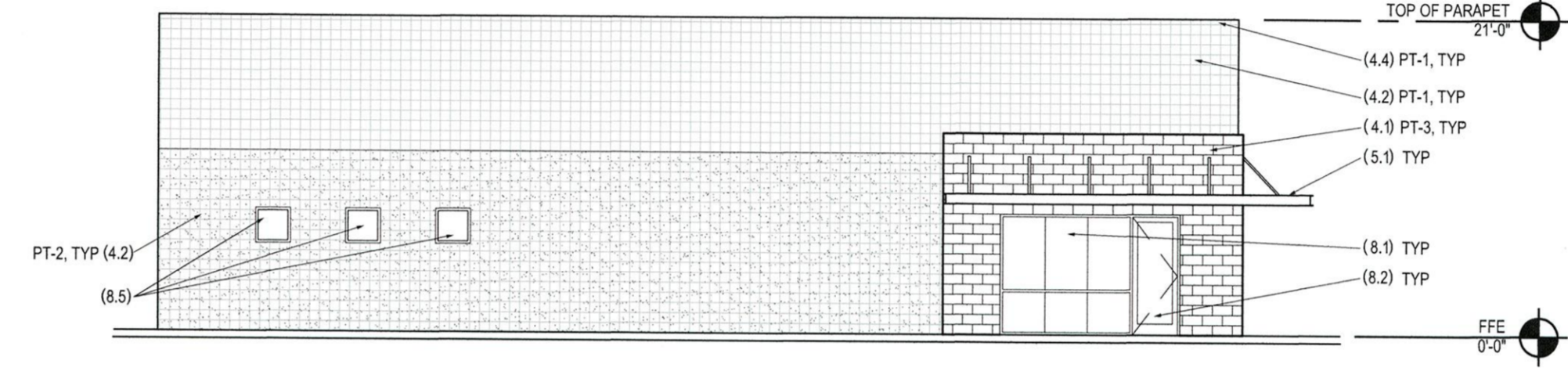
vicinity map



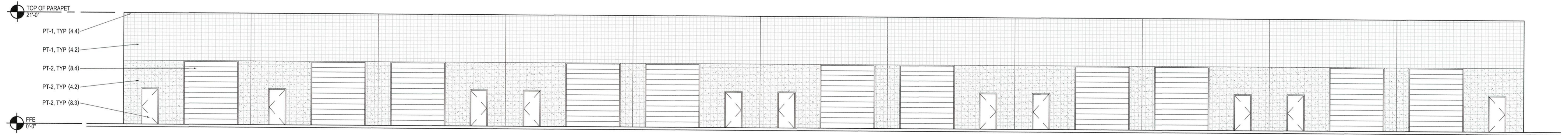
1 Building B- Preliminary Front Elevation
scale: 1" = 10'-0"



2 Building B- Preliminary Side Elevation
scale: 1" = 10'-0"



3 Building B- Preliminary Side Elevation
scale: 1" = 10'-0"



4 Building B- Preliminary Rear Elevation
scale: 1" = 10'-0"

Building B Elevations
scale: as noted on plan

cornwell at quail ave

Quail Ave & 22nd Street
Phoenix, Arizona

developed for Cornwell Corporation
14851 N Scottsdale Road
Suite 203
Scottsdale, AZ 85254
(480) 951-1212
(480) 951-3027 fax

ELEVATION GENERAL NOTES:
THE FRONT AND REAR ELEVATIONS WILL MOST LIKELY NEED TO HAVE A STEP TO ACCOMMODATE SITE GRADING.

- ELEVATION KEYNOTES:
- 1.1 FUTURE SIGNAGE
 - 4.1 12" SPLIT FACE CMU, PAINTED
 - 4.2 8" CENTER SCORED, STACKED CMU, PAINTED
 - 4.3 NOT USED
 - 4.4 4" CENTER SCORED SOLID CAP BLOCK, PAINTED
 - 5.1 PAINTED MTL CANOPY
 - 7.1 SYNTHETIC STUCCO OVER 1" FOAM
 - 8.1 ALUMINUM FRAME ENTRY WINDOW WALL
 - 8.2 ALUMINUM DOOR & FRAME
 - 8.3 HM DOOR & FRAME
 - 8.4 10' x 12' ROLLUP DOOR
 - 8.5 ALUMINUM FRAME WINDOW
 - 16.1 EXTERIOR SES LOCATION

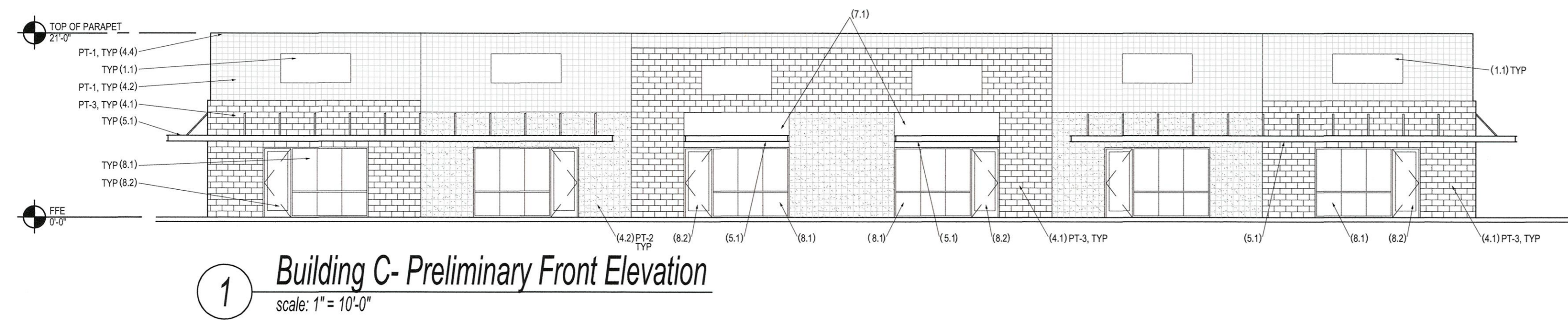
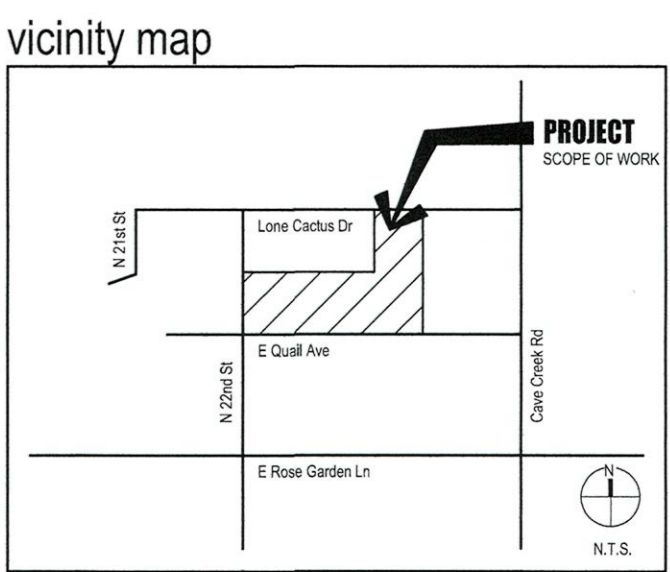
July 10, 2015

This drawing is an instrument of service and the property of Creo Architects. This drawing shall not be reproduced, reduced, changed, or copied in any form or manner, nor assigned to any third party without written permission and consent of the architect. Notice of Extended Payment Provisions: This contract allows the owner to make payment within thirty (30) days after certification and approval of billings and estimates.

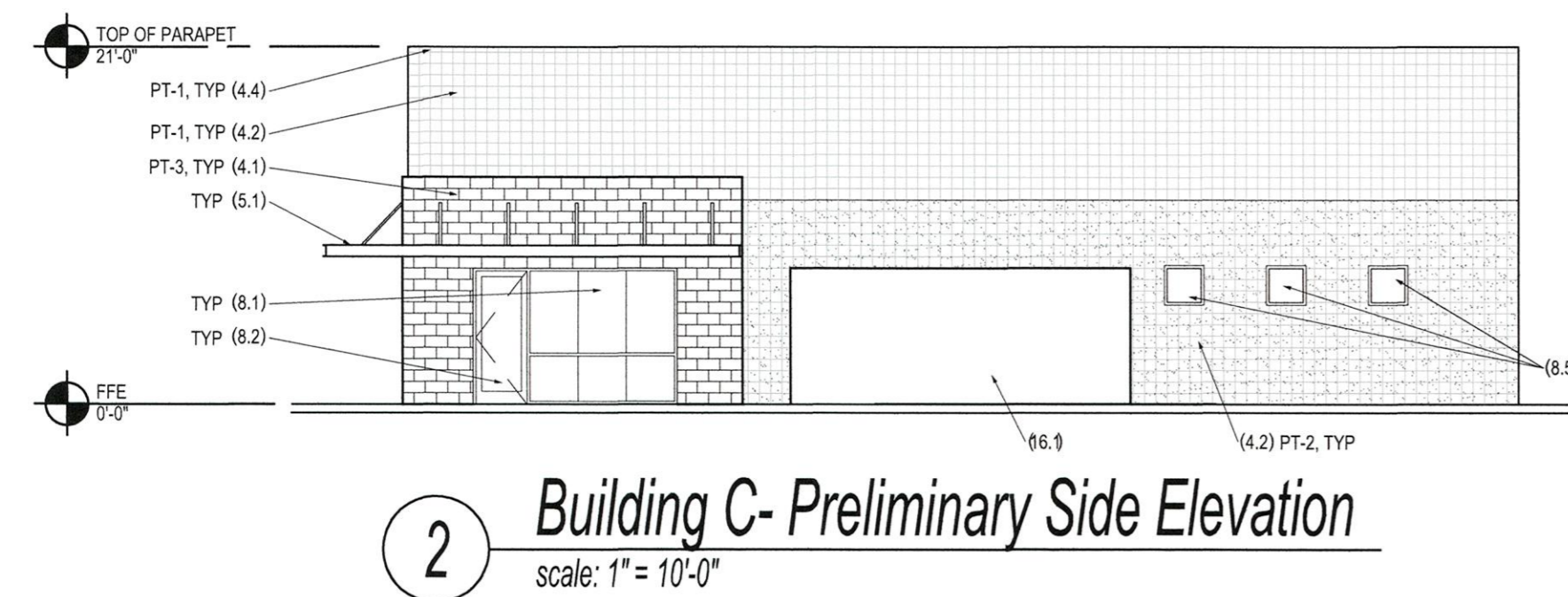


CITY OF PHOENIX
JUL 10 2015
Planning & Development
Department

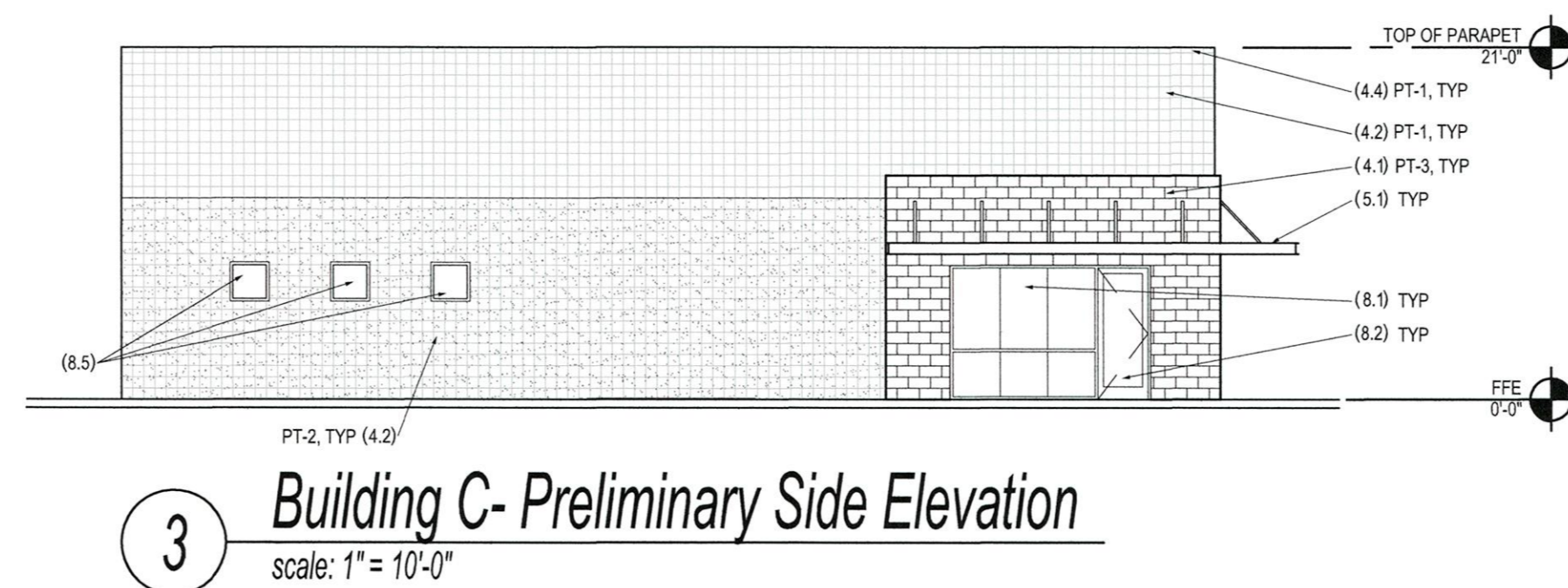
creo ARCHITECTS
2716 north 16th street
phoenix arizona 85006
602.279.0141
602.279.0222 fax



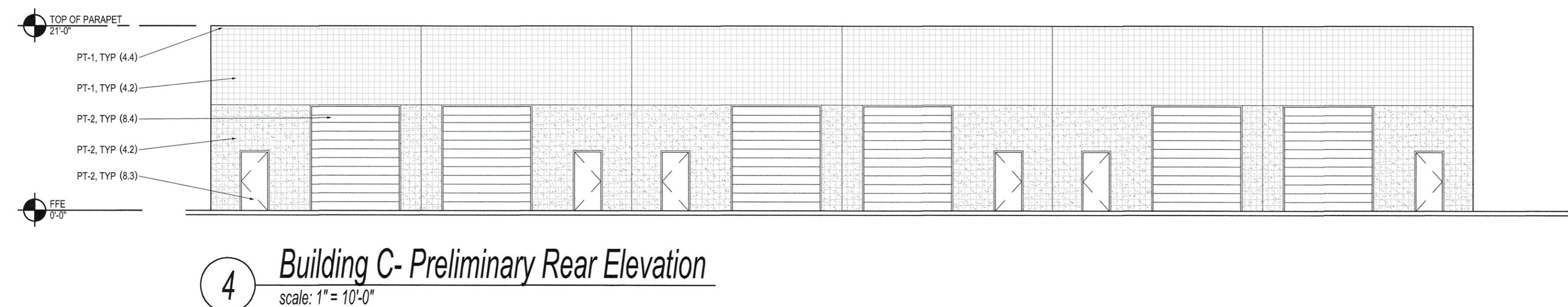
1 Building C- Preliminary Front Elevation
scale: 1" = 10'-0"



2 Building C- Preliminary Side Elevation
scale: 1" = 10'-0"



3 Building C- Preliminary Side Elevation
scale: 1" = 10'-0"



4 Building C- Preliminary Rear Elevation
scale: 1" = 10'-0"

ELEVATION GENERAL NOTES:
THE FRONT AND REAR ELEVATIONS WILL MOST LIKELY NEED TO HAVE A STEP TO ACCOMMODATE SITE GRADING.

- ELEVATION KEYNOTES:
- 1.1 FUTURE SIGNAGE
 - 4.1 12" SPLIT FACE CMU, PAINTED
 - 4.2 8" CENTER SCORED, STACKED CMU, PAINTED
 - 4.3 NOT USED
 - 4.4 4" CENTER SCORED SOLID CAP BLOCK, PAINTED
 - 5.1 PAINTED MTL CANOPY
 - 7.1 SYNTHETIC STUCCO OVER 1" FOAM
 - 8.1 ALUMINUM FRAME ENTRY WINDOW WALL
 - 8.2 ALUMINUM DOOR & FRAME
 - 8.3 HM DOOR & FRAME
 - 8.4 10' x 12' ROLLUP DOOR
 - 8.5 ALUMINUM FRAME WINDOW
 - 16.1 EXTERIOR SES LOCATION

Building C Elevations
scale: as noted on plan

cornwell at quail ave

Quail Ave & 22nd Street
Phoenix, Arizona

developed for Cornwell Corporation
14851 N Scottsdale Road
Suite 203
Scottsdale, AZ 85254
(480) 951-1212
(480) 951-3027 fax

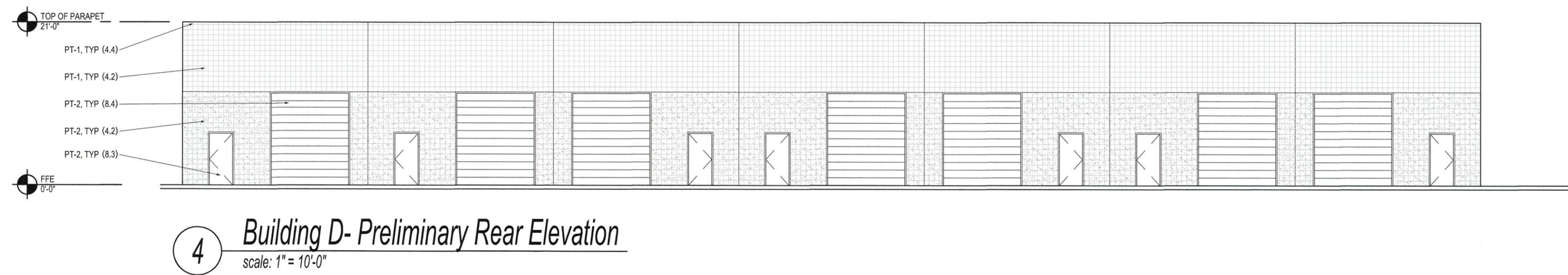
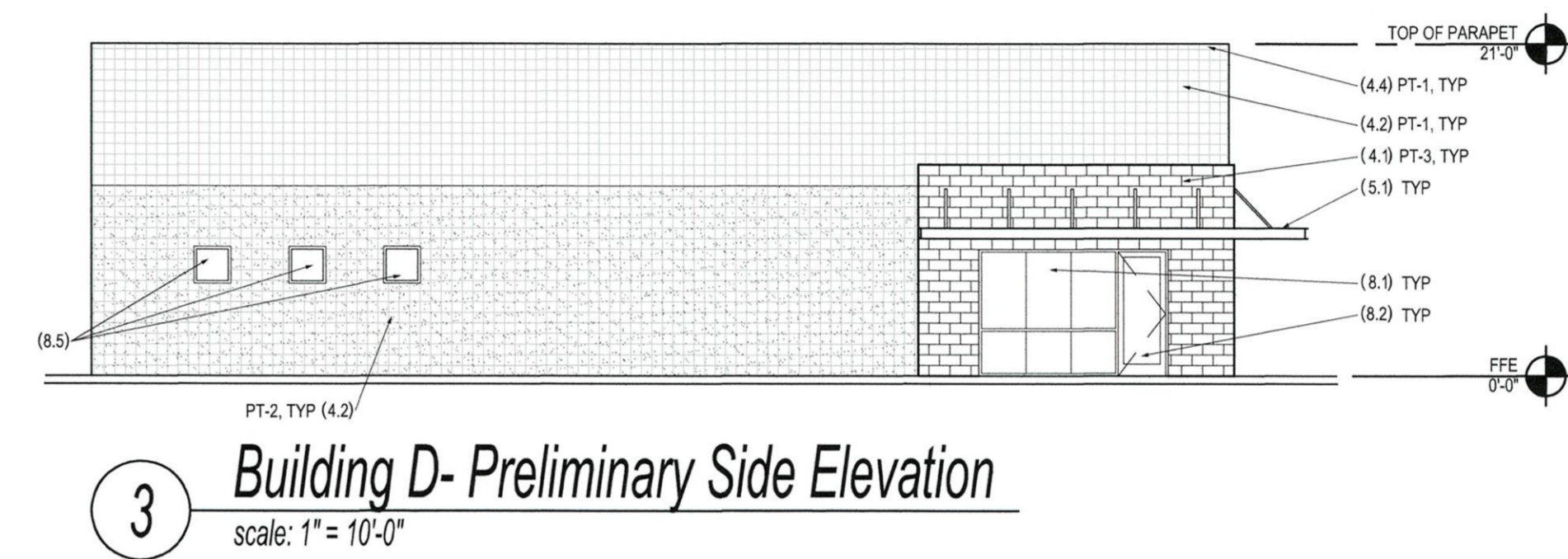
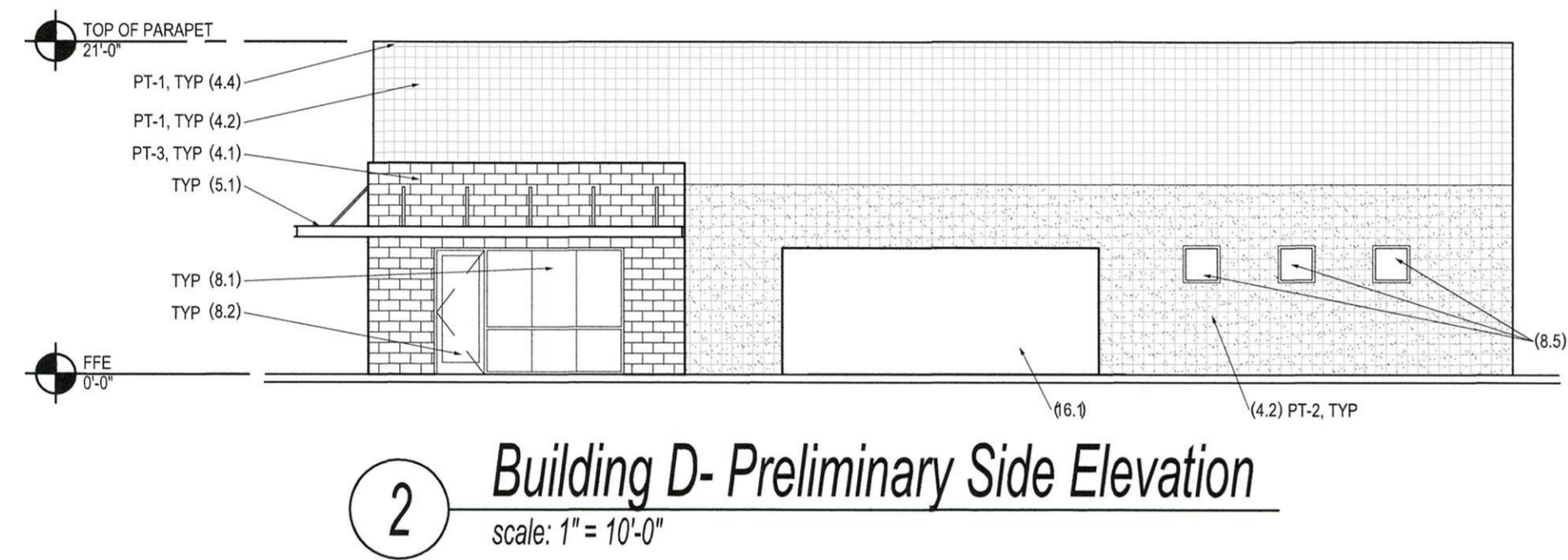
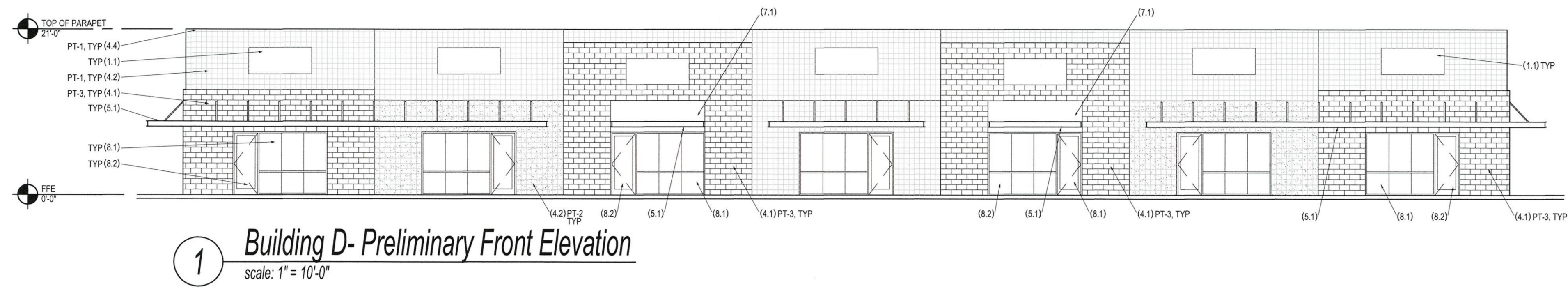
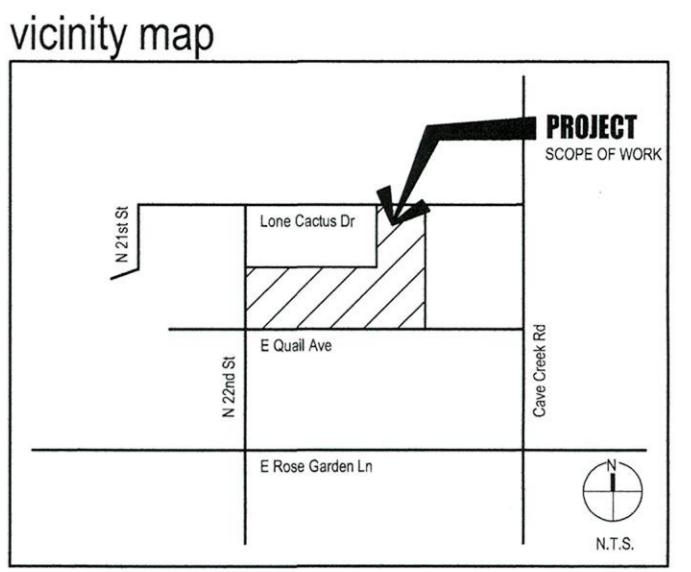
July 10, 2015

This drawing is an instrument of service and the property of Creo Architects. This drawing shall not be reproduced, copied, or used in any form or manner, nor assigned to any third party without written permission and consent of the architect.
Notice of Extended Payment Provisions: This contract allows the owner to make payment within thirty (30) days after certification and approval of billings and estimates.

CITY OF PHOENIX
JUL 1-0 2015
Planning & Development
Department



creo ARCHITECTS
2716 north 16th street
phoenix arizona 85006
602.279.0141
602.279.0222 fax



Building D Elevations
scale: as noted on plan

cornwell at quail ave

Quail Ave & 22nd Street
Phoenix, Arizona

developed for Cornwell Corporation
14851 N Scottsdale Road
Suite 203
Scottsdale, AZ 85254
(480) 951-1212
(480) 951-3027 fax

July 10, 2015

ELEVATION GENERAL NOTES:
THE FRONT AND REAR ELEVATIONS WILL MOST LIKELY NEED TO HAVE A STEP TO ACCOMMODATE SITE GRADING.

- ELEVATION KEYNOTES:
- 1.1 FUTURE SIGNAGE
 - 4.1 12" SPLIT FACE CMU, PAINTED
 - 4.2 8" CENTER SCORED, STACKED CMU, PAINTED
 - 4.3 NOT USED
 - 4.4 4" CENTER SCORED SOLID CAP BLOCK, PAINTED
 - 5.1 PAINTED MTL CANOPY
 - 7.1 SYNTHETIC STUCCO OVER 1" FOAM
 - 8.1 ALUMINUM FRAME ENTRY WINDOW WALL
 - 8.2 ALUMINUM DOOR & FRAME
 - 8.3 HM DOOR & FRAME
 - 8.4 10' x 12' ROLLUP DOOR
 - 8.5 ALUMINUM FRAME WINDOW
 - 16.1 EXTERIOR SES LOCATION

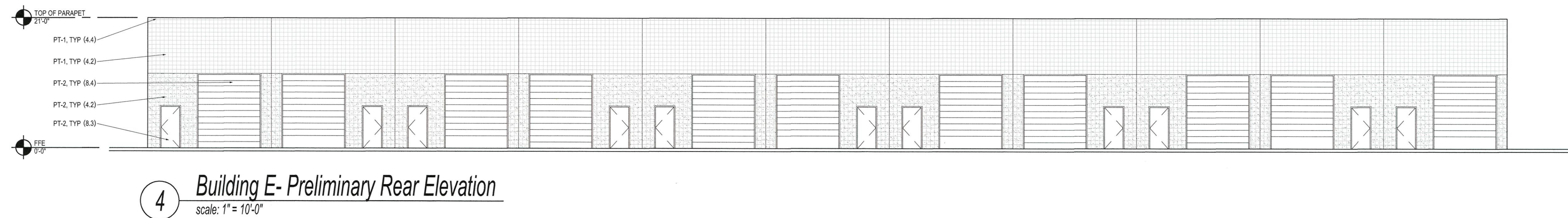
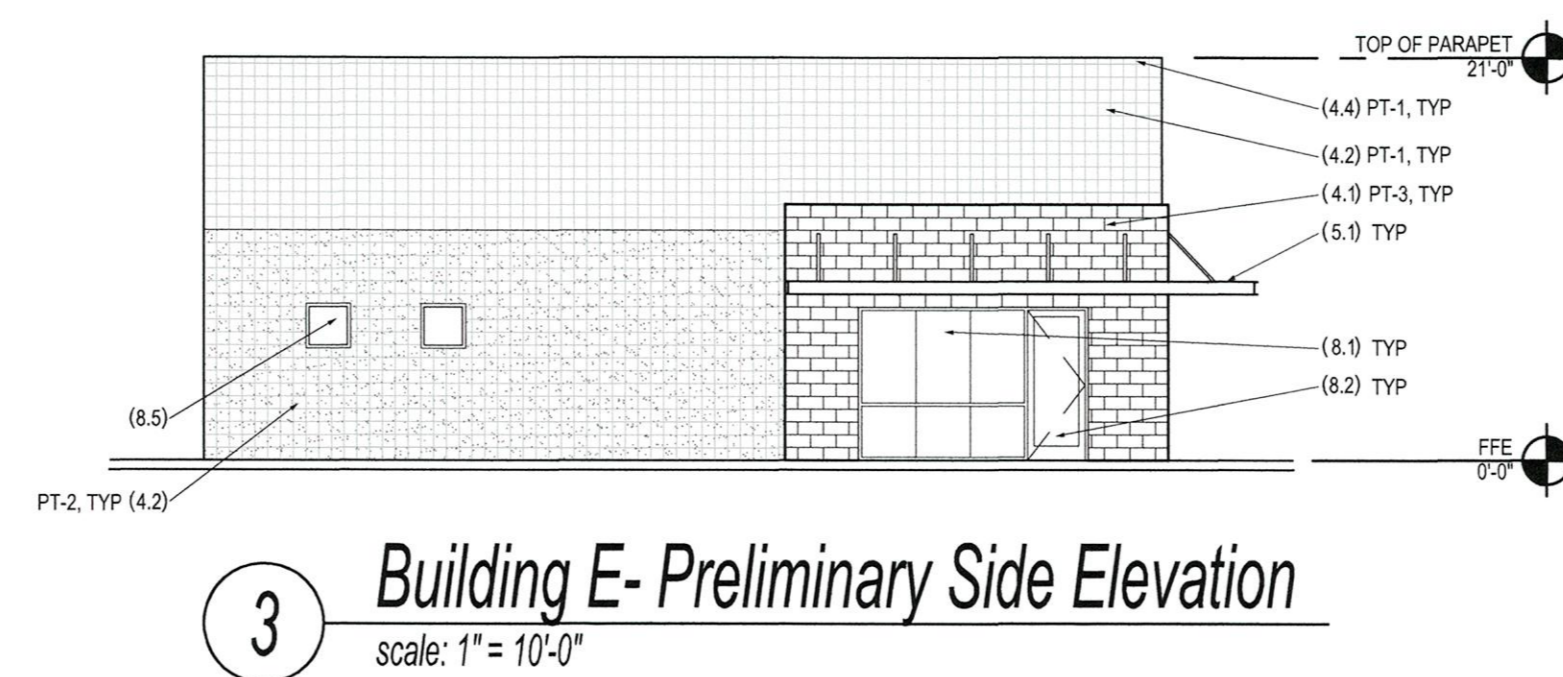
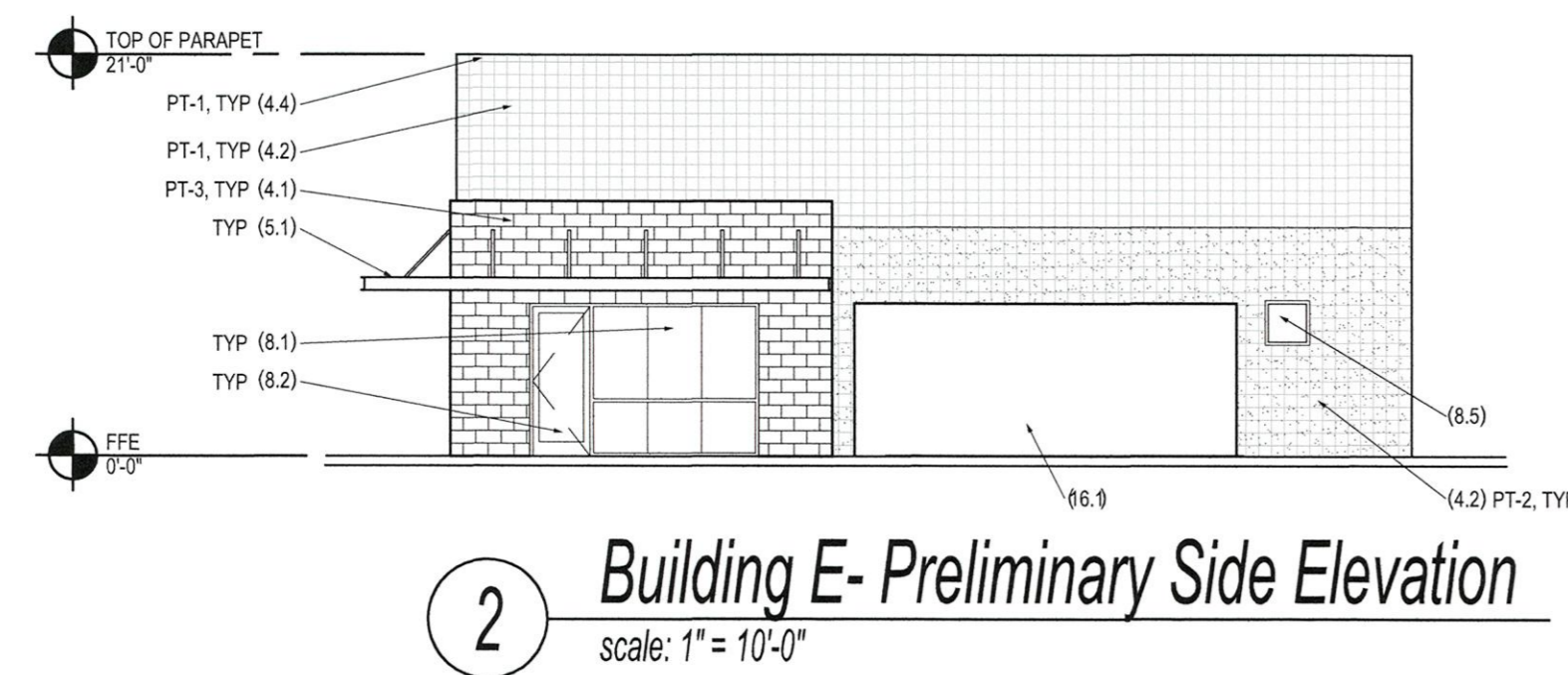
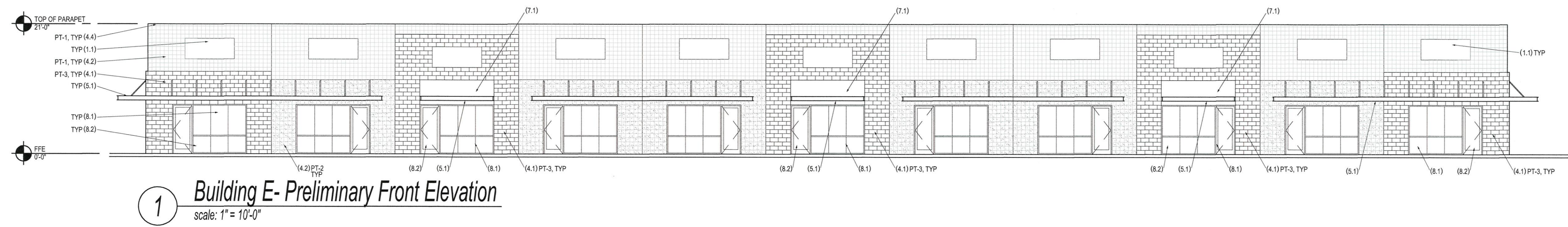
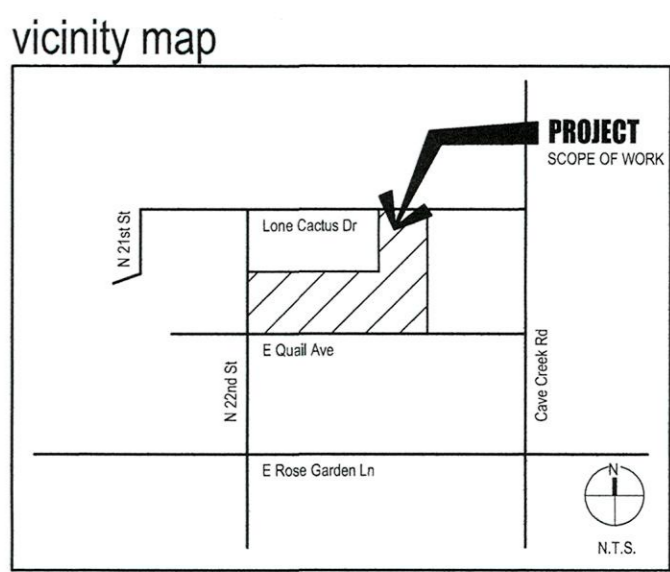
This drawing is an instrument of service and the property of Creo Architects. This drawing shall not be reproduced, copied, changed, or copied in any form or manner, nor assigned to any third party without written permission and consent of the architect.

Notice of Extended Payment Provisions: This contract allows the owner to make payment within thirty (30) days after certification and approval of billings and estimates.

CITY OF PHOENIX
JUL 10 2015
Planning & Development
Department



creo ARCHITECTS
2716 north 16th street
phoenix arizona 85006
602.279.0141
602.279.0222 fax



ELEVATION GENERAL NOTES:
 THE FRONT AND REAR ELEVATIONS WILL MOST LIKELY
 NEED TO HAVE A STEP TO ACCOMMODATE SITE GRADING.

- ELEVATION KEYNOTES:
- 1.1 FUTURE SIGNAGE
 - 4.1 12" SPLIT FACE CMU, PAINTED
 - 4.2 8" CENTER SCORED, STACKED CMU, PAINTED
 - 4.3 NOT USED
 - 4.4 4" CENTER SCORED SOLID CAP BLOCK, PAINTED
 - 5.1 PAINTED MTL CANOPY
 - 7.1 SYNTHETIC STUCCO OVER 1" FOAM
 - 8.1 ALUMINUM FRAME ENTRY WINDOW WALL
 - 8.2 ALUMINUM DOOR & FRAME
 - 8.3 HM DOOR & FRAME
 - 8.4 10' x 12' ROLLUP DOOR
 - 8.5 ALUMINUM FRAME WINDOW
 - 16.1 EXTERIOR SES LOCATION

CITY OF PHOENIX
 JUL 1-0 2015
 Planning & Development
 Department

July 10, 2015

This drawing is an instrument of service and the property of Creo Architects. This drawing shall not be reproduced, copied, changed, or copied in any form or manner, nor assigned to any third party without written permission and consent of the architect.



EXPIRES 06-30-18

creo ARCHITECTS
 2716 north 16th street
 phoenix arizona 85006
 602.279.0141
 602.279.0222 fax

no. 2014026